TO LET

Retail Unit

676 Kingsbury Road, Erdington
Birmingham, West Midlands B24 9PN

Prominent retail unit fronting the busy Kingsbury Road (A38)

198.07 sq m (2,132 sq ft)

Adjoining Topps Tiles and Enterprise Rent a Car and opposite Kingsbury Trading Estate

Nearby occupiers include Tile Giant, Floors 4 U, Allied Carpets and HSS
Location
The property is prominently positioned fronting the busy A38, Kingsbury Road close to the traffic light junction with Tyburn Road approximately 6 km (4 miles) north east of Birmingham city centre. Kingsbury Road links to Junction 5 of the M6 Motorway approximately 1.6 km (1 mile) to the North West and 3.5 km (2 miles) East of Junction 6 of the M6 Motorway.

The surrounding area is predominantly commercial in character with a cluster of retail, trade counter, industrial and distribution occupiers in close proximity. Topps Tiles and Enterprise rent a car adjoin the subject property with HSS Hire, Floors 4 U, Tile Giant, Allied Carpets and Access Self Storage opposite and KFC, Burger King and a retail park a short distance away from Kingsbury Road.

Description
The subject property is formed from a sub division of the Topps Tiles unit and comprises a modern single storey retail building of steel portal frame construction with double aluminium framed and glazed doors and showroom window behind roller shutters. Internally the space is predominantly open plan showroom space with staff toilet and kitchen facilities at the rear and shared with Topps Tiles.

There is on site parking in front of the unit for circa 6 cars.
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Accommodation
The property comprises the following approximate floor areas:

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<tr>
<th>Unit</th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>198.06</td>
<td>2,132</td>
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Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

Terms
The unit is available by way of a Licence for an initial term of 1 year at a quoting rent of £35,000 per annum inclusive of utility costs and rates.

Energy Performance
Energy Performance Asset Rating: C

VAT
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing
Viewing is strictly by appointment through the sole agent.
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